018.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,500 / 849,500
					USE VALUE:	849,500 / 849,500
					ASSESSED:	849,500 / 849,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENUTI JOSEPH L--ETAL
Owner 2:	VENUTI CAROL ANNE
Owner 3:	
Street 1:	6 ELIOT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 1712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6754.000	320,300		529,200	849,500
Total Card	0.155	320,300		529,200	849,500
Total Parcel	0.155	320,300		529,200	849,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.20 | /Parcel: 496.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 12989

GIS Ref

GIS Ref

Insp Date 05/08/09

!1546!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,300	0	6,754.	529,200	849,500		Year end	12/23/2021
2021	101	FV	311,000	0	6,754.	529,200	840,200		Year End Roll	12/10/2020
2020	101	FV	311,000	0	6,754.	529,200	840,200	840,200	Year End Roll	12/18/2019
2019	101	FV	240,900	0	6,754.	684,900	925,800	925,800	Year End Roll	1/3/2019
2018	101	FV	240,900	0	6,754.	435,800	676,700	676,700	Year End Roll	12/20/2017
2017	101	FV	240,900	0	6,754.	398,500	639,400	639,400	Year End Roll	1/3/2017
2016	101	FV	240,900	0	6,754.	323,800	564,700	564,700	Year End	1/4/2016
2015	101	FV	231,300	0	6,754.	323,800	555,100	555,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:09:39

LAST REV

Date	Time
06/04/15	17:12:22
philc	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1546

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIBERII ANTHONY	1101-107		9/28/1992		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	12989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2015	594	Redo Kit	10,000					
6/24/1999	373	Alterati	8,700					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
5/8/2009	Measured	372	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6754		Sq. Ft.	Site		0	85.	0.92	2									529,225						529,200	

Total AC/HA:	0.15505	Total SF/SM:	6754	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	529,225	Spl Credit		Total:	529,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	82601
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393531
Depreciation:	73197
Depreciated Total:	320335

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

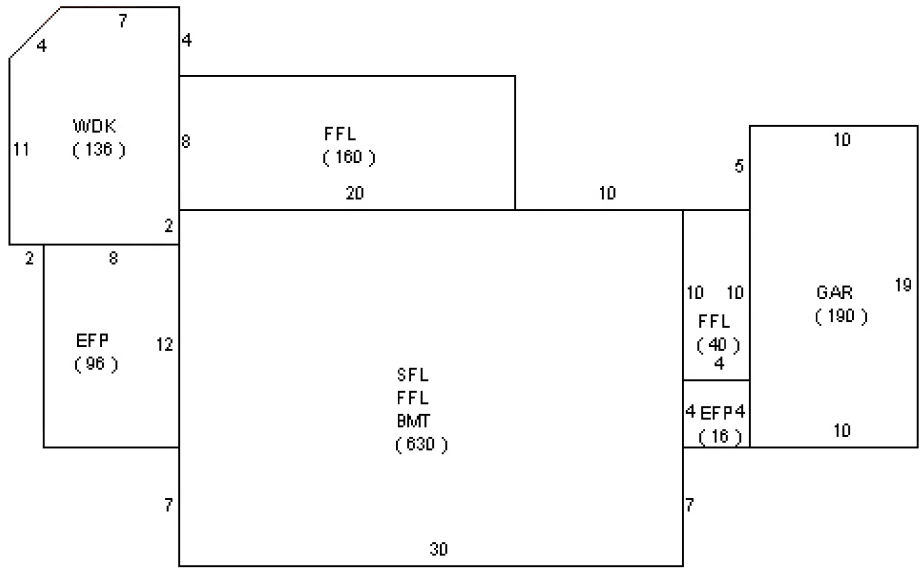
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	126.70
Final Total:	320300	Val/Su SzAd	219.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	830	175.480	145,650
BMT	Basement	630	66.330	41,789
SFL	Second Floor	630	175.480	110,554
GAR	Garage	190	28.160	5,349
WDK	Deck	136	13.350	1,816
EFP	Enclos Porch	112	51.530	5,771

Net Sketched Area:	2,528			Total:	310,929
Size Ad	1460	Gross Area	2528	FinArea	1712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

018.0-0005-0012.0

IMAGE

AssessPro Patriot Properties, Inc